

Resolution No. 2014-49

A resolution approving the sale of City owned surplus properties located at 708 Clark Street and 601 Center Street

WHEREAS, by virtue of Resolution No. 2014-10 the City Council has declared certain City owned property known as 708 Clark Street, New Castle, DE 19720, NCC Tax Parcel No. 21-017.00-051 (“708 Clark”) to be surplus property and marketed for sale by the City Administrator; and

WHEREAS, by virtue of Resolution No. 2014-10, the City Council has declared certain City owned property known as 601 Center Street, New Castle, DE 19720, NCC Tax Parcel No. 21-017.00-091 (“601 Center”) to be surplus property and marketed for sale by the City Administrator; and

WHEREAS, 708 Clark has been appraised at a fair market value of \$8,000.00; and

WHEREAS, 601 Center has been appraised at a fair market value of \$11,000.00; and

WHEREAS, an extended period of marketing efforts by the City Administrator has resulted in the receipt of an offer to purchase 708 Clark for \$2,000.00; and

WHEREAS, an extended period of marketing efforts by the City Administrator has resulted in the receipt of an offer to purchase 601 Center for \$2,375.00; and

WHEREAS, the City Administrator will continue marketing efforts but believes that the verbal offers already received may well be the highest and best offers that can reasonably be expected for 708 Clark and 601 Center; and

WHEREAS, it is in the best interests of the City to restore surplus City owned property to the private sector and resume the accrual of real estate taxes on such property; and

WHEREAS, the provisions of Chapter 64 of the City Code relating to the disposition of surplus City owned property have been complied with and satisfied;

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby approves and authorizes the sale of the surplus property located at 708 Clark St. for a gross sales price of \$2,000.00 or such higher offer as may be negotiated by the City Administrator with any third party purchase, and further authorizes the City Administrator to execute and deliver contracts of sale, deeds of conveyance, transfer tax affidavits, settlement statements, and other customary and ordinary settlement documentation, and further to take such additional actions as are necessary and appropriate to consummate the sale of 708 Clark St. for a gross sales price of not less than \$2,000.00 with all ordinary and customary seller closing costs netted from the gross sales price.

BE IT FURTHER RESOLVED, that the City Council hereby approves and authorizes the sale of the surplus property located at 601 Center St. for a gross sales price of \$2,375.00 or such higher offer as may be negotiated by the City Administrator with any third party purchaser, and further authorizes the City Administrator to execute and deliver contracts of sale, deeds of

conveyance, transfer tax affidavits, settlement statements, and other customary and ordinary settlement documentation, and further to take such additional actions as are necessary and appropriate to consummate the sale of 601 Center St. for a gross sales price of not less than \$2,375.00 with all ordinary and customary seller closing costs netted from the gross sales price.

PASSED this 9th day of September, 2014.

Linda Ratchford, Council President

John W. Cochran, Councilperson

Albert J. Vannucci, Jr., Councilperson

Theodore H. Megginson, Councilperson

Teel Petty, Councilperson

Attest:

Janet E. Wurtzel, City Clerk